

Regional Agencies Smart Growth Strategy
Bay Area Alliance for Sustainable Development Regional Livability Footprint Project

PLANNING AREAS BY CATEGORY
Santa Clara County

Key Sites

65, 124, 132, 135, 161, 162, 163, 164, 165, 177, 179, 184, 185

Residential

2, 9, 11, 16, 19, 20, 24, 25, 27, 28, 29, 31, 32, 42, 47, 48, 51, 53, 56, 57, 59, 61, 69, 71, 72, 73, 82, 83, 84, 85, 86, 91, 92, 94, 96, 106, 112, 115, 123, 127, 129, 131, 137, 138, 140, 141, 143, 145, 149, 155, 156, 158, 159, 160, 168, 175, 176, 183

Mixed Use

21, 30, 34, 46, 54, 58, 60, 74, 75, 76, 79, 121, 134, 144, 146, 167, 169, 171, 178, 181

Town Centers/Downtowns

4, 6, 8, 22, 26, 40, 49, 87, 95, 116, 133, 170, 182

Employment Centers/Institutions

1, 3, 5, 7, 10, 12, 13, 14, 15, 17, 18, 23, 33, 35, 36, 37, 38, 39, 41, 43, 44, 45, 50, 52, 55, 62, 63, 64, 66, 67, 68, 70, 77, 78, 80, 81, 88, 89, 90, 93, 97, 98, 99, 100, 101, 102, 103, 104, 105, 107, 108, 109, 110, 111, 113, 114, 117, 118, 119, 120, 122, 125, 126, 128, 130, 136, 139, 142, 147, 148, 150, 151, 152, 153, 154, 157, 166, 172, 173, 174, 180

Transit Center (Station Area)

5, 6, 7, 8, 9, 19, 21, 22, 35, 36, 37, 39, 40, 62, 66, 98, 100, 103, 105, 108, 131, 134, 137, 139, 140, 141, 142, 143, 144, 147, 148, 150, 151, 152, 155, 170, 171, 173, 181, 182, 172

Corridor

10, 14, 17, 23, 33, 38, 41, 45, 50, 52, 54, 55, 58, 68, 70, 72, 74, 77, 78, 81, 83, 85, 89, 90, 93, 97, 99, 101, 104, 122, 125, 128, 130, 136, 145, 154, 160, 169, 174, 172

Regional Agencies Smart Growth Strategy
Bay Area Alliance for Sustainable Development Regional Livability Footprint Project
SANTA CLARA COUNTY
KEY SITES

Gilroy:

East Gilroy: This 660-acre site is primarily agricultural land outside of the city limits. The City is considering including it in its General Plan, but there are no current proposals being considered. It is not clear if there is already sufficient commercial and industrial land within the city limits so that this area would not be needed for development.

Northwest Gilroy: This Special Plan area is approximately 700 acres and is an integral part of Gilroy's visual backdrop. The goals of the City are to ensure that development is compatible with and sensitive to the hillside environment, which is characterized by moderate to steep slopes. One way to do this is to cluster development in the least steep and most visually unobtrusive areas. Gilroy's General Plan mentions that Transfer of Development Rights may be an effective way to preserve open space in this area.

Southwest Gilroy: This 850-acre Special Plan area forms an expansive scenic backdrop around the southwest portion of Gilroy. The area is characterized by slopes which vary from moderate to steep. Similar to the northwest Gilroy area, the City states that it is crucial that development in this area is both compatible with and sensitive to the hillside environment, and that development be clustered in the least steep and most visually unobtrusive areas. The basic objective of the Special Plan for this area is to preserve the most critical environmental and visual areas by transferring development away from the critical areas into less sensitive areas, and for an integrated rather than haphazard form of development.

Morgan Hill:

The City of Morgan Hill is located in a valley approximately 21 miles south of downtown San Jose.

There is a Residential Development Control System (RDCS) that regulates the City's growth by limiting the amount of new residential development approved to 250 new units per year. The amended version of the RDCS was approved by voters in 1990 as Measure P, and is part of the City's General Plan.

northeast Morgan Hill: This area is outside the city limit and within the Sphere-of-Influence. Most of the area has existing rural residential development, with lots of 5-20 acres.

southeast Morgan Hill: This is a predominately rural area that is unincorporated. Generally, there are lots of 5-20 acres with one single-family home and/or agricultural operation per unit. Five acres is the general minimum acceptable lot size for new development.

Mountain View:

Moffett Field: Moffett Field has been a Federal airfield used for research, development, training and operational activities for 70 years. Moffett Field was decommissioned in 1994, and is now administered by NASA. Current uses at Moffett Field include the airfield and NASA's Ames Research Center. NASA is in the process of environmental review of a plan to construct approximately 5 million square feet of new development. Proposed new uses include education, office, research and development, museum and conference center. The current plan also proposes more than 1,000 new units of housing.

Over the past decade, there has been significant public concern over the future of Moffett Field. Particular concerns include traffic, air quality, noise, Burrowing Owls, wetlands, recreational space, historic resources and hazardous materials.

San Jose:

Coyote Valley key sites: Cisco Coyote Valley, IBM Coyote Valley, Coyote Valley South, Coyote Valley Urban Reserve: The Coyote Valley is relatively isolated from the rest of the City of San Jose. The City recognizes the need for the area to be a relatively independent community with jobs, housing, commercial facilities, schools, parks and other service facilities, and public transit. According to the City's General Plan, such a new town should include the North Coyote Valley Campus Industrial Area as the key job center and the Mid-Coyote Valley as the primary residential area. The vision for the North and Mid-Coyote Valley area includes 20,000 to 25,000 new dwelling units, 50,000 jobs, extension of the light rail system and an open space element.

The Cisco Coyote Valley site is located in the 1,400-acre North Coyote Valley Campus Industrial Area. The Coyote Valley Research Park is a proposed 385-acre office industrial campus in this area, envisioned as a high-tech office and R&D campus environment. An additional 303 acres would be used for regional flood control, open space, and roadways. This development has been highly controversial, including debate about housing, transportation, education and environmental quality. The Association of Monterey Bay Area Governments filed a law suit, whose settlement calls for the research park to limit campus development until the associated housing need has been addressed. Plans for this area also include a reservoir, a flood-control project, a fire station, a power substation. The campus has been designed for 20,000 workers.

The IBM Coyote Valley site is currently rolling undeveloped ranch lands, most of which are owned by IBM. IBM's Santa Teresa Lab is nearby. IBM has been interested in developing housing in this area.

The Coyote Valley Urban Reserve (CVUR) encompasses the area between the Coyote Greenbelt and the north Coyote Campus Industrial Area. Currently, the CVUR allows only agriculture and rural residential land uses. This area is not required to accommodate growth but the City is considering the area for development for additional housing resources, in conjunction with future development of the North Coyote Valley.

Eastridge Mall: This mall, on 105 acres, was opened in 1970 and was expanded or renovated three times in the 1980s. The mall is currently owned by General Growth Properties and is undergoing redevelopment, with plans to add national retailers, restaurants and entertainment. There are multiple levels that house three anchor stores, an additional 145 retail stores and an ice arena. General Growth Properties is the nation's second largest self-administered regional mall Real Estate Investment Trust in the United States. It currently owns, develops, and operates regional malls in 39 states.

Monterey Road Corridor: There are various planning areas within this key site, with Monterey Road as a major arterial to downtown San Jose. The City's Monterey Corridor Redevelopment area is a 400-acre commercial and industrial area.

There are also three Strong Neighborhoods Initiative (SNI) planning areas that overlap this key site:

Washington/Guadalupe, Spartan/Keyes and Tully/Senter neighborhoods. These SNI are not targets of wholesale redevelopment or even densification, but are involved in a public visioning process. The Washington/Guadalupe area is predominately a residential neighborhood with some businesses and various community facilities, comprised of five distinct neighborhoods. The Spartan/Keyes neighborhood has links to the University and there are many historical warehouses that are still operating. Within the Spartan-Keyes SNI area is a smaller area that is the subject of the East Gardner Specific Plan. The Tully/Senter neighborhood is comprised of many single-family homes, high density housing units, and commercial wholesale/retail spaces as well as light industrial businesses which are located along Senter, Story and Tully Roads.

The Communications Hill Planned Community (CHPC) is located between Monterey Road and Highway 87, and between Curtner Avenue and the Capitol Expressway. The CHPC establishes a long-term development plan for over 900 acres. The County and AT&T communications facilities are situated on the two highest points of the hill, which is one of the most visually prominent features in Santa Clara Valley. The slopes are largely undeveloped slopes and the flat land located at the base of the hill has primarily industrial/commercial uses (along Monterey Road). The objective of the CHPC is to provide a comprehensive planning framework for development of a unified, high-density, pedestrian-oriented, urban community with a mix of uses on and around Communications Hill. New residential development consists of up to 4,000 primarily multi-family units, a small retail area and supporting public facilities. The flatland area in proximity to and along Monterey Road have been designated for Heavy Industrial, Light Industrial and Combined Industrial/Commercial uses.

Regional Agencies Smart Growth Strategy
Bay Area Alliance for Sustainable Development Regional Livability Footprint Project

Data Entry Sheet
SANTA CLARA COUNTY
 October 13, 2001

GROUP #: _____

Planning Area #	Place Type or % Increase (new PT must =100%)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (9%)	Moderate (27%)	Above-Moderate (44%)
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Scenario Name	Density Dialup Location	Dialup Residential Density	Dialup Employment Density

GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (9%)	Moderate (27%)	Above-Moderate (44%)
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GROUP #: _____

Planning Area #	Place Type or % Increase (new PT must =100%)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (9%)	Moderate (27%)	Above-Moderate (44%)
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GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very- Low (20%)	Low (9%)	Moderate (27%)	Above- Moderate (44%)
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GROUP #: _____

Planning Area #	Place Type or % Increase (new PT must =100%)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (9%)	Moderate (27%)	Above-Moderate (44%)
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GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (10%)	Moderate (27%)	Above-Moderate (44%)
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GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (9%)	Moderate (27%)	Above-Moderate (44%)
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GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (9%)	Moderate (27%)	Above-Moderate (44%)
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GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (9%)	Moderate (27%)	Above-Moderate (44%)
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GROUP #: _____

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EXISTING CONDITIONS TABLE

SANTA CLARA COUNTY

C	Households	Jobs	Pedestrian Index	Place Type Category
1	29	2,923	1	Employment Center/Institution
2	14,953	7,440	2	Residential
3	7,578	48,222	1	Employment Center/Institution
4	378	391	4	Downtown/Town Center
5	1,313	4,007	2	Employment Center/Institution
6	555	1,990	5	Downtown/Town Center
7	681	1,973	2	Employment Center/Institution
8	1,339	9,323	5	Downtown/Town Center
9	532	-	2	Residential
10	69	2,329	2	Employment Center/Institution
11	934		2	Residential
12	3,654	30,533	4	Employment Center/Institution
13	1,632	4,798	2	Employment Center/Institution
14	302	2,089	2	Employment Center/Institution
15	110	26,794	4	Employment Center/Institution
16	2,513	7	2	Residential
17	509	4,053	2	Employment Center/Institution
18	2,352	5,144	2	Employment Center/Institution
19	5,676	4,154	2	Residential
20	2,133	159	2	Residential
21	4,179	4,590	2	Mixed Use
22	229	5,024	5	Downtown/Town Center
23	1,830	9,187	2	Employment Center/Institution
24	6,734	3,897	2	Residential
25	11,289	10,151	1	Residential
26	247	3,631	5	Downtown/Town Center
27	2,559	3,178	1	Residential
28	1,192	39	1	Residential
29	13,477	8,679	1	Residential
30	1,049	1,239	3	Mixed Use
31	1,369	346	2	Residential
32	10,739	4,542	1	Residential
33	1,311	7,997	2	Employment Center/Institution
34	6,815	8,133	2	Mixed Use
35	1,002	6,083	2	Employment Center/Institution
36		958	1	Employment Center/Institution
37	335	1,038	2	Employment Center/Institution
38	1,335	3,792	2	Employment Center/Institution
39	1,017	1,923	2	Employment Center/Institution
40	871	5,354	4	Downtown/Town Center
41	2,272	6,356	1	Employment Center/Institution
42	5,906	1,255	2	Residential
43	1,445	9,868	2	Employment Center/Institution
44	90	5,947	3	Employment Center/Institution
45	193	9,240	2	Employment Center/Institution
46	853	1,085	2	Mixed Use
47	6,455	4,525	1	Residential
48	9,920	4,275	1	Residential
49	281	1,411	4	Downtown/Town Center

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
50	425	3,052	1	Employment Center/Institution
51	11,651	3,055	1	Residential
52	1,641	5,734	1	Employment Center/Institution
53	5,336	1,348	1	Residential
54	413	379	1	Mixed Use
55	74	8,285	2	Employment Center/Institution
56	834	30	2	Residential
57	747	52	2	Residential
58	1,272	2,171	2	Mixed Use
59	1,388	5	2	Residential
60	14,660	16,939	1	Mixed Use
61	2,012	1,332	1	Residential
62	1,721	8,759	2	Employment Center/Institution
63	1,040	11,876	1	Employment Center/Institution
64	26	14,763	1	Employment Center/Institution
65	173	5,560	3	Key/Pivotal Site
66	3,144	54,917	1	Employment Center/Institution
67	3,734	67,100	1	Employment Center/Institution
68	190	3,042	1	Employment Center/Institution
69	4,644	1,736	1	Residential
70	578	5,595	2	Employment Center/Institution
71	9,640	6,516	1	Residential
72	401	-	1	Residential
73	3,921	1,274	1	Residential
74	1,686	2,127	1	Mixed Use
75	4,194	4,455	1	Mixed Use
76	5,752	7,721	1	Mixed Use
77	592	8,308	2	Employment Center/Institution
78	959	2,358	2	Employment Center/Institution
79	8,952	9,981	1	Mixed Use
80	1,009	2,124	3	Employment Center/Institution
81	1,454	5,181	1	Employment Center/Institution
82	4,707	1,300	1	Residential
83	479	70	1	Residential
84	6,390	3,879	1	Residential
85	554	325	1	Residential
86	2,170	1,370	1	Residential
87	838	2,252	3	Downtown/Town Center
88	6,330	15,526	1	Employment Center/Institution
89	58	1,714	2	Employment Center/Institution
90	61	829	2	Employment Center/Institution
91	2,504	3,538	1	Residential
92	1,250	437	1	Residential
93	432	1,570	2	Employment Center/Institution
94	9,798	14,596	1	Residential
95	446	1,552	4	Downtown/Town Center
96	62,983	38,110	1	Residential
97	183	2,079	2	Employment Center/Institution
98	1,126	3,090	2	Employment Center/Institution
99	71	914	2	Employment Center/Institution
100	285	4,530	2	Employment Center/Institution

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
101	533	1,650	2	Employment Center/Institution
102	1,464	19,480	1	Employment Center/Institution
103	289	750	2	Employment Center/Institution
104	22	4,806	2	Employment Center/Institution
105		3,725	2	Employment Center/Institution
106	3,622	1,470	1	Residential
107	1,854	49,924	1	Employment Center/Institution
108	2,042	22,127	2	Employment Center/Institution
109	1,336	3,156	3	Employment Center/Institution
110	2	2,882	1	Employment Center/Institution
111	170	734	1	Employment Center/Institution
112	121	-	1	Residential
113	0	178	1	Employment Center/Institution
114	2	2,334	1	Employment Center/Institution
115	15,337	13,780	1	Residential
116	143	351	3	Downtown/Town Center
117	605	12,397	2	Employment Center/Institution
118		1,809	2	Employment Center/Institution
119	2,930	27,393	1	Employment Center/Institution
120	3,033	42,169	1	Employment Center/Institution
121	19,924	19,378	1	Mixed Use
122	3,511	8,318	1	Employment Center/Institution
123	45,075	22,139	1	Residential
124	7	1,190	2	Key/Pivotal Site
125	963	2,315	1	Employment Center/Institution
126		865	1	Employment Center/Institution
127	6,289	356	1	Residential
128	665	3,421	1	Employment Center/Institution
129	22,578	8,472	1	Residential
130			1	Employment Center/Institution
131	1,080	187	1	Residential
132	1,192	9,634	1	Key/Pivotal Site
133	5,963	24,590	4	Downtown/Town Center
134	2,727	2,507	2	Mixed Use
135	1,803	2,236	1	Key/Pivotal Site
136	2,913	5,165	2	Employment Center/Institution
137	111	57	2	Residential
138	2,148	977	1	Residential
139	202	541	2	Employment Center/Institution
140	592	102	2	Residential
141	187	-	2	Residential
142	143	992	2	Employment Center/Institution
143	550	51	2	Residential
144	1,085	1,378	1	Mixed Use
145	195	167	2	Residential
146	12,745	15,589	1	Mixed Use
147	556	1,788	2	Employment Center/Institution
148	442	2,272	2	Employment Center/Institution
149	16,520	13,550	1	Residential
150	215	1,021	3	Employment Center/Institution
151	142	3,762	2	Employment Center/Institution

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
152	10	120	2	Employment Center/Institution
153	262	8,120	1	Employment Center/Institution
154	49	210	2	Employment Center/Institution
155	618	-	2	Residential
156	9,367	146	1	Residential
157	18	643	1	Employment Center/Institution
158	423	38	1	Residential
159	330	-	1	Residential
160	142	3	1	Residential
161	11	311	1	Key/Pivotal Site
162			1	Key/Pivotal Site
163			1	Key/Pivotal Site
164	157	883	1	Key/Pivotal Site
165	483	1,316	1	Key/Pivotal Site
166	100	2,290	1	Employment Center/Institution
167	276	281	1	Mixed Use
168	2,284	831	1	Residential
169	211	316	1	Mixed Use
170	461	2,158	4	Downtown/Town Center
171	397	613	2	Mixed Use
172	16	434	2	Employment Center/Institution
173	538	1,855	2	Employment Center/Institution
174	47	1,481	1	Employment Center/Institution
175	2,127	334	1	Residential
176	3,379	2,867	1	Residential
177	205	527	1	Key/Pivotal Site
178	107	103	2	Mixed Use
179	3	164	1	Key/Pivotal Site
180	887	8,498	1	Employment Center/Institution
181	1,551	1,764	2	Mixed Use
182	399	1,150	4	Downtown/Town Center
183	8,469	11,854	2	Residential
184	153	-	1	Key/Pivotal Site
185	330	-	1	Key/Pivotal Site

Population, Household and Employment Growth 2000-2020

SANTA CLARA

Jurisdiction									Illustrative Example (a)	
	ABAG Household Projection				ABAG Jobs Projection				Housing	Projected Housin
	2000	2020	# Change	% Change	2000	2020	# Change	% Change	Balance (b)	Challenge (c)
Campbell	15,770	17,590	1,820	11.5%	27,840	31,120	3,280	11.8%	2,187	367
Cupertino	18,400	22,400	4,000	21.7%	47,200	56,450	9,250	19.6%	6,167	2,167
Gilroy	11,660	16,740	5,080	43.6%	22,330	37,950	15,620	70.0%	10,413	5,333
Los Altos	10,390	10,980	590	5.7%	11,800	12,950	1,150	9.7%	767	177
Los Altos Hills	2,770	2,850	80	2.9%	3,340	3,770	430	12.9%	287	207
Los Gatos	11,900	12,730	830	7.0%	20,840	22,920	2,080	10.0%	1,387	557
Milpitas	17,230	20,910	3,680	21.4%	52,090	69,520	17,430	33.5%	11,620	7,940
Monte Soreno	1,240	1,500	260	21.0%	780	830	50	6.4%	33	n/a
Morgan Hill	10,200	14,820	4,620	45.3%	14,570	24,390	9,820	67.4%	6,547	1,927
Mountain View	31,790	37,500	5,710	18.0%	77,080	90,110	13,030	16.9%	8,687	2,977
Palo Alto	25,090	26,980	1,890	7.5%	98,450	103,330	4,880	5.0%	3,253	1,363
San Jose	276,490	325,310	48,820	17.7%	395,990	491,410	95,420	24.1%	63,613	14,793
Santa Clara	38,200	47,010	8,810	23.1%	135,370	161,850	26,480	19.6%	17,653	8,843
Saratoga	10,590	11,910	1,320	12.5%	8,470	10,480	2,010	23.7%	1,340	20
Sunnyvale	52,020	58,920	6,900	13.3%	131,140	152,730	21,590	16.5%	14,393	7,493
Unincorporated	33,340	36,780	3,440	10.3%	29,930	38,510	8,580	28.7%	5,720	2,280
Santa Clara County	567,080	664,930	97,850	17.3%	1,077,220	1,308,320	231,100	21.5%	154,067	56,217

Notes:

(a) The Regional Agencies Smart Growth Steering Committee has adopted a range of calculations of how many units are needed to house projected workers, which range from 130,000 to 135,000 units for Santa Clara County. For illustrative purposes only, the high end of this range is shown and disaggregated in these two

(a) Represents the new households needed to match job growth assuming 1.5 employed residents per household.

(b) Represents the difference between current ABAG household projections and the number of households needed to achieve jobs housing balance.

Projected Affordability Need:

Very Low Income: 20%

Low Income: 9%

Moderate Income: 27%

Above Moderate Income: 44%